



Price Reduced!

Seller Motivated!

FOR SALE
INDUSTRIAL LAND

±11,200 SF
Two ±5,600 SF Lots

5901 & 5909 METTLER STREET
LOS ANGELES, CA 90003

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

5901 & 5909 METTLER ST, LOS ANGELES, CA 90003

Property Details

Total Land Area:	±11,200 SF
5901 Mettler Street	
Land Area:	±5,600 SF
Zone:	MR1-2D-CPIO
APN:	6006-031-029
5909 Mettler Street	
Land Area:	±5,600 SF
Zone:	MR1-2D-CPIO
APN:	6006-031-027

Property Highlights

- Ideal for parking, fleet storage, contractor yard, equipment storage, or expansion/support use for a nearby industrial owner-user
- Just south of Slauson Ave, 1-block west of Avalon Blvd
- 1-mile east of the Harbor (110) Freeway and 3-miles south of the Santa Monica (I-10) Freeway and DTLA
- Designated Qualified Opportunity Zone
- Potential affordable housing development (verify)
- ±5,600 SF industrial building across the street is also available for sale (call broker for details)

Asking Price: ~~$1,100,000~~ $998,000
($89.11 Per SF)



5901 METTLER STREET



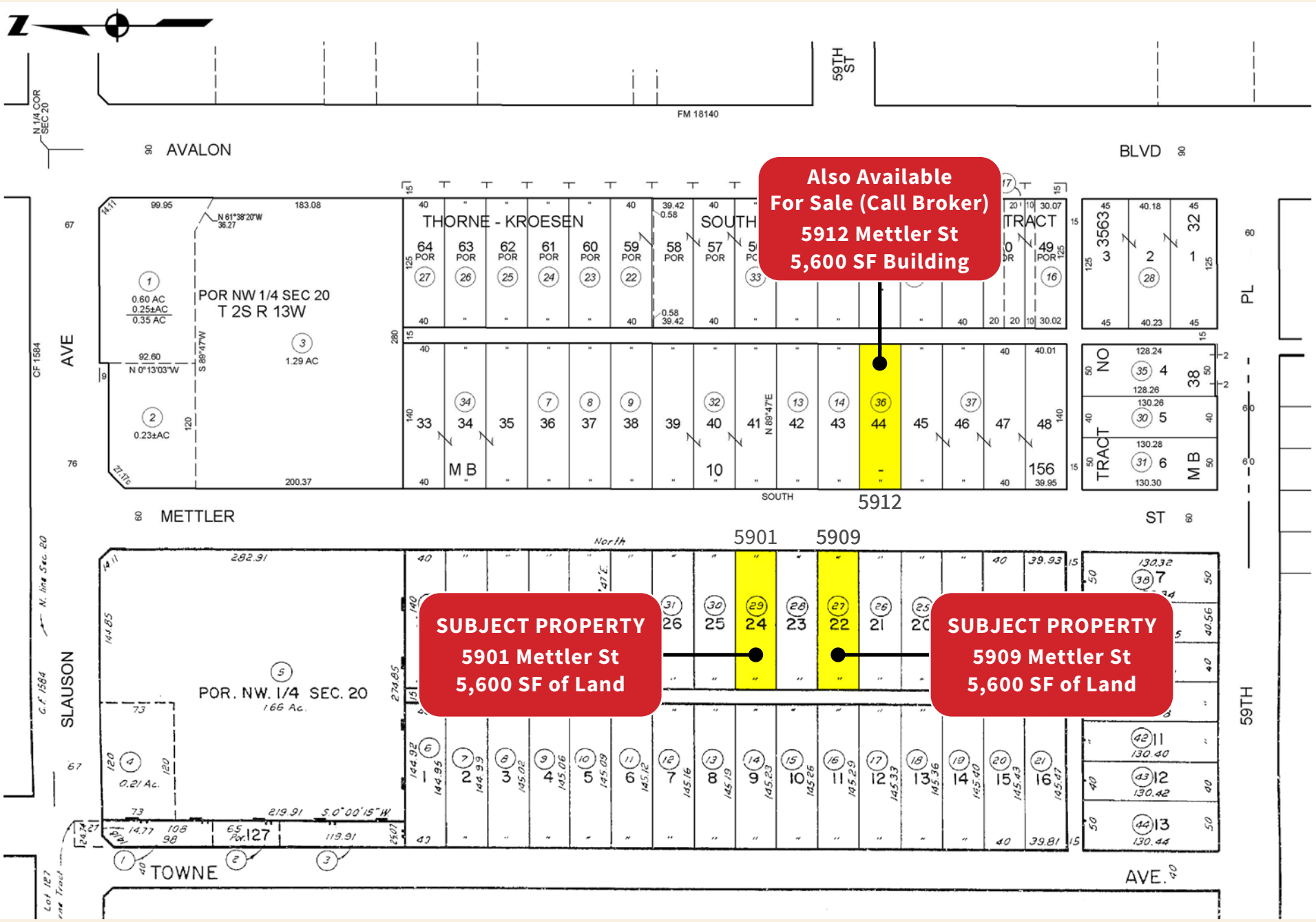
5909 METTLER STREET



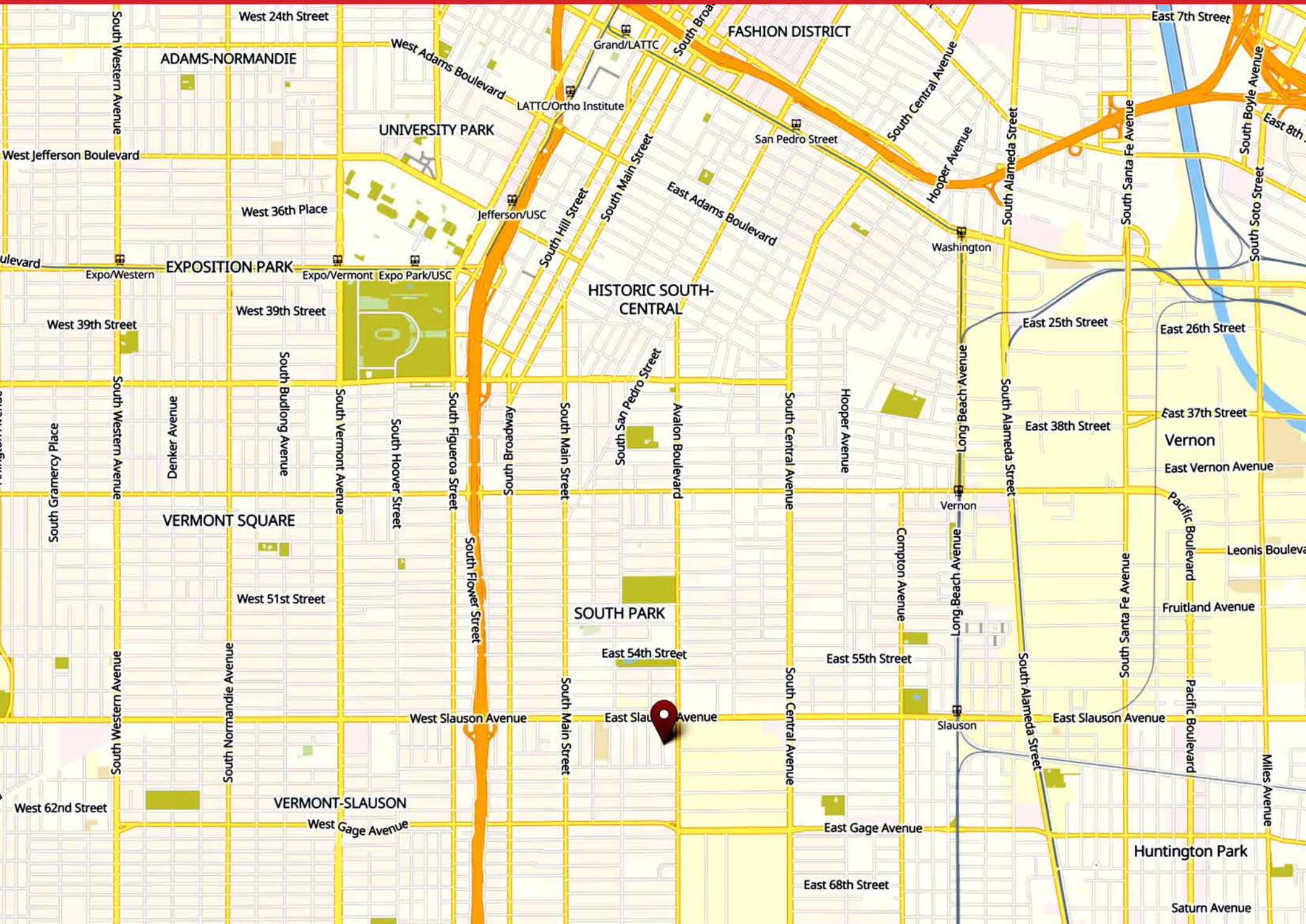
AERIAL PHOTO



PLAT MAP


Also Available
For Sale (Call Broker)
5912 Mettler St
5,600 SF Building
SUBJECT PROPERTY
5901 Mettler St
5,600 SF of Land
SUBJECT PROPERTY
5909 Mettler St
5,600 SF of Land
AVALON
BLVD
METTLER
ST
TOWNE
AVE.
SLAUSON
AVE
59TH ST
59TH PL
FM 18140
THORNE - KROESEN
SOUTH
TRACT
POR NW 1/4 SEC 20
T 2S R 13W
POR. NW. 1/4 SEC. 20
5912
5901
5909

AREA MAP


West 24th Street
South Western Avenue
ADAMS-NORMANDIE
West Adams Boulevard
Grand/LATTC
FASHION DISTRICT
East 7th Street
LATTC/Ortho Institute
UNIVERSITY PARK
San Pedro Street
South Central Avenue
Hooper Avenue
South Alameda Street
South Santa Fe Avenue
South Boyle Avenue
East 8th
West Jefferson Boulevard
West 36th Place
Jefferson/USC
South Hill Street
South Main Street
East Adams Boulevard
South Soto Street
Washington
EXPOSITION PARK
Expo/Western
Expo/Vermont
Expo Park/USC
HISTORIC SOUTH-CENTRAL
West 39th Street
East 25th Street
East 26th Street
South Western Avenue
South Budlong Avenue
South Vermont Avenue
South Hoover Street
South Figueroa Street
South Broadway
South San Pedro Street
Avalon Boulevard
Hooper Avenue
Long Beach Avenue
East 37th Street
East 38th Street
Vernon
East Vernon Avenue
South Gramercy Place
Denker Avenue
VERMONT SQUARE
Vernon
Pacific Boulevard
Leonis Boulevard
West 51st Street
SOUTH PARK
Compton Avenue
Fruitland Avenue
East 54th Street
East 55th Street
West Slauson Avenue
East Slauson Avenue
Slauson
South Western Avenue
South Normandie Avenue
Miles Avenue
West 62nd Street
VERMONT-SLAUSON
West Gage Avenue
East Gage Avenue
Huntington Park
East 68th Street
Saturn Avenue

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±11,200 SF OF INDUSTRIAL LAND

Two ±5,600 SF Lots

Sale Price Reduced!

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